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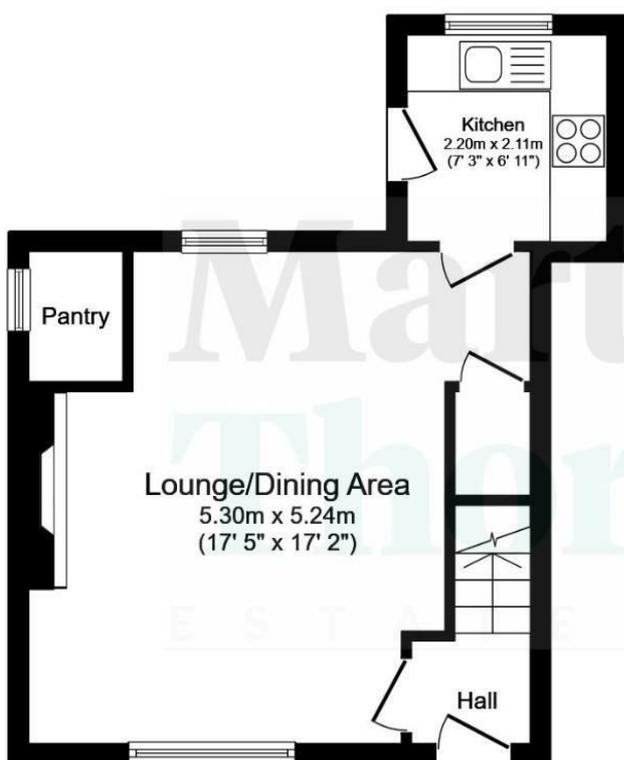
## Moor Lane, Netherton Huddersfield,

**£1,000 Per month**

This beautiful, characterful two-bedroom detached cottage sits just a short distance from the heart of this popular village known as Netherton. It has recently undergone a renovation, including a new roof, and has been thoughtfully redesigned to create a stylish, light-filled interior throughout. The accommodation comprises an entrance lobby, a spacious living room, adjoining utility, and a high-end fitted kitchen with integrated appliances. To the first floor are two bedrooms and a modern, well-appointed bathroom. The property benefits from gas-fired central heating and uPVC double glazing. To the rear, the garden is a private and enjoys a southerly, sunny aspect, with a lovely seating area and a useful shed, ideal for relaxing or entertaining.

# Moor Lane, Netherton Huddersfield,

## Floorplan



### Ground Floor

Floor area 32.5 sq.m. (350 sq.ft.)



### First Floor

Floor area 27.8 sq.m. (299 sq.ft.)

Total floor area: 60.2 sq.m. (648 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

# Moor Lane, Netherton Huddersfield,

## Details



### Entrance Lobby

An external uPVC door gives access into the entrance lobby, which has a matting style carpet and a radiator. A staircase with neutral carpeting rises to the first floor accommodation. A panelled door leads into the living room.

### Living Room



This large, light and bright reception room has plenty of space for furniture, a neutral Farrow & Ball colour palette and a recently fitted carpet. There are front and rear uPVC windows and two radiators. The room has a handy under stairs storage cupboard.

### Utility

The utility has a high level uPVC window and a worktop, beneath which is plumbing for an automatic washing machine.

### Kitchen



The kitchen has recently been redesigned and installed with stylish units to high and low levels, worktops, brick style tiled splashbacks and a stainless steel sink. Integrated appliances comprise an oven and hob, a pull-out style filter hood and a fridge with a freezer drawer. There is a rear uPVC window overlooking the garden, a fan heater within the plinth and oak effect herringbone pattern vinyl flooring. A uPVC glazed door leads out into the garden.

### First Floor Landing

From the entrance lobby, the staircase rises to the first floor accommodation.

# Moor Lane, Netherton Huddersfield,

## Details



### Bedroom One



This double bedroom is positioned at the front of the cottage and is light and bright with twin uPVC windows. It has neutral decor and carpeting, built-in wardrobes with hanging rails and storage cupboards and a radiator.

### Bedroom Two



This double bedroom is positioned at the rear of the cottage and has a uPVC window overlooking the garden. It has neutral decor and carpeting, built-in wardrobes with hanging rails and storage cupboards and a radiator. Concealed is the boiler for the central heating system.

### Bathroom



The bathroom has been recently updated and re-fitted. The white three-piece suite comprises a bath with a curved shower screen and a shower attachment from the mixer tap, a pedestal wash hand basin and a low-level WC. There is aqua boarding to the walls, oak effect flooring and a clad ceiling incorporating an extractor fan and lighting. The room has an opaque uPVC window and a chrome ladder style radiator.

### External Details



In front of the property, there is a perimeter wall with metal gates. On the left-hand side, the pathway continues around to the rear. The rear garden is one of the attractions of the property, enjoying a southerly aspect, meaning that it can be a real sun trap. There are flower borders with wood bark and three steps leading up to a full width patio, which enjoys a

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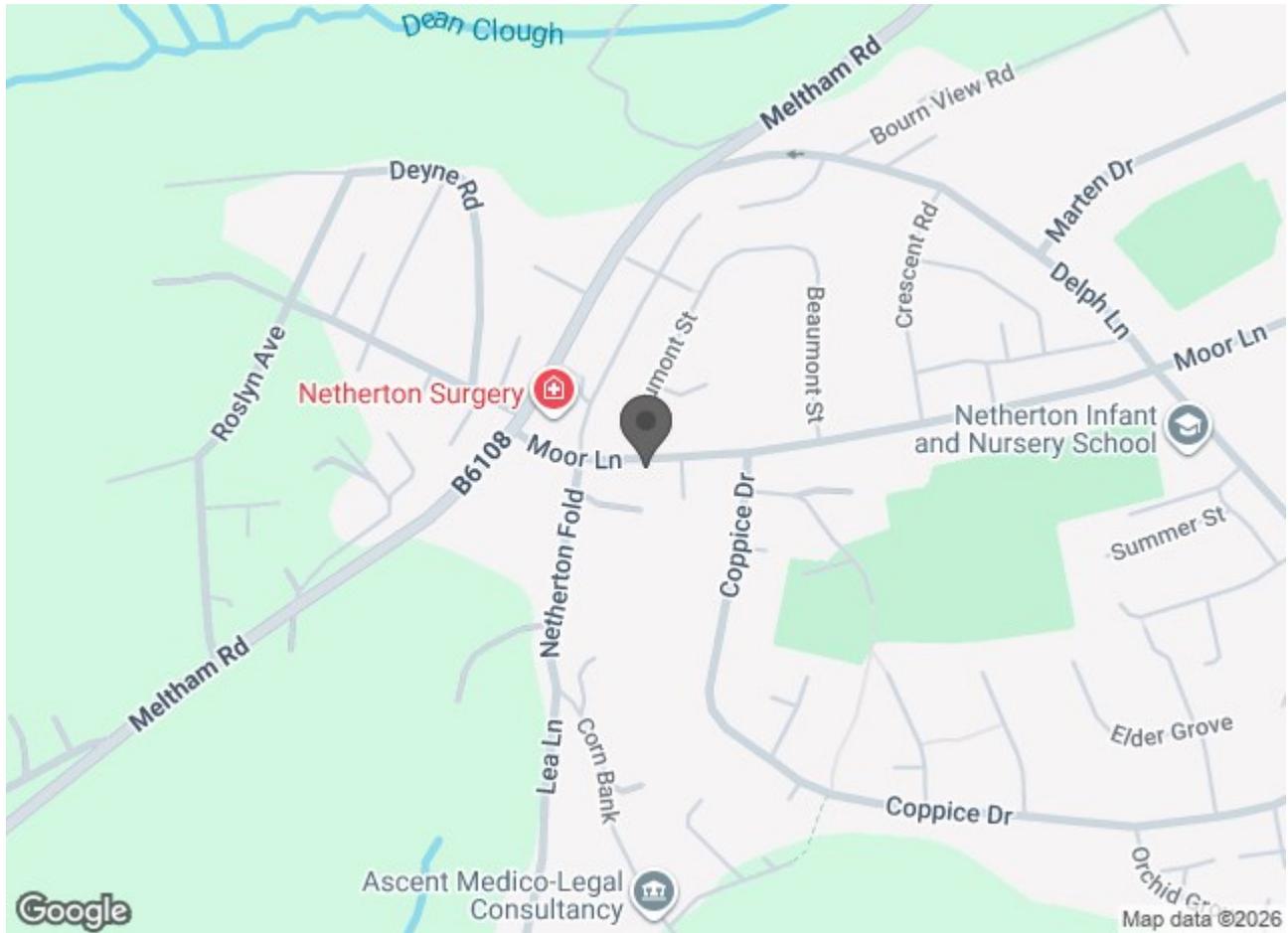
## Details



good degree of privacy. There is perimeter walling, metal side gates and a useful shed. External lighting and water sources are available.

# Moor Lane, Netherton Huddersfield,

Directions



## **Moor Lane, Netherton Huddersfield,**

**Lettings Disclaimer** - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.